



The Malthouse, Cullompton, EX15 1YY

This newly constructed and highly individual home nestles in a remarkable tucked away, gated location close to the town centre amenities and M5 for commuting. The upside down accommodation comprises two generous bedrooms and a stylish bathroom on the ground floor, warmed by underfloor heating, whilst upstairs enjoys a magnificent open plan kitchen/dining/living room with vaulted ceiling, creating a wonderful sense of space. Outside, the easy to maintain garden is amazingly private and ideal for enjoying the early evening sun. An early viewing of this unique modern home is strongly advised for both first time buyers and those looking for a secure lock up and leave.

Asking Price £215,000



Situation and Amenities

Within easy reach of High Street shops, supermarkets, primary school and doctors' surgeries. Cullompton also boasts an award winning butcher (Veyseys of Cullompton), award winning coffee shop (The Bake House), a modern library, sports centre and community centre. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. The comparatively central mid Devon location places the picturesque national parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on
01884 33333



Bullet Points

- Newly constructed town centre property
- Charming characterful modern accommodation
- Stunning vaulted first floor Kitchen/Dining/Living Room
- Kitchen with integrated appliances
- Two ground floor Double Bedrooms
- Contemporary Family Bathroom
- Underfloor heating to the ground floor
- Charming secluded garden
- Tucked away courtyard
- Gas central heating and double glazing
- An ideal "lock-up-and-leave"
- Perfect for first time buyers
- Secure gated development
- 15 miles Exeter, 18 miles Taunton
- Tiverton Parkway Railway Station 6 miles
- EPC rating "B"
- Council Tax Band "B"

On The Ground Floor

Part glazed UPVC front door to

Generous "L" Shaped Hall with timber effect flooring, underfloor heating, video intercom system, returning staircase leading to first floor.

Bedroom 1 a double room with outlook to the front, triple fitted wardrobe with hanging rail and shelving, underfloor heating.

Bedroom 2 another smaller double room, frosted glass window to the rear, timber effect flooring, underfloor heating.

Bathroom beautifully fitted in contemporary style with white suite comprising W.C. with concealed cistern, bath with mains mixer shower over, basin with storage beneath, tiled flooring, underfloor heating, extractor fan.



11 High Street
Cullompton
Devon
EX15 1AB
T: 01884 33333
After Hours: 07802 448363
E: enquiries@thornecarterandaspen.co.uk